Karen Johnson Davidson County
Batch# 1297812 DEEDWARR
07/15/2025 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20250715-0055693

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of July, 2025.

Notary Public

My commission expires: 3.6.29

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
MUSIC CITY FINANCIAL LLC	New owner	053-14-0-[illegible].00
1421 Mohawk Trail		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Donia Lisa Aker, unmarried person

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

MUSIC CITY FINANCIAL LLC, a Texas limited liability company

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 and 59 on the Plan of Nawakwa Hills Powwow Addition, Section No. 2 of record in Plat Book 974, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dan S. Robinson, a single person by Warranty Deed from Linda E. Hernek, unmarried of record in Instrument No. 20070817-0098488 Register's Office for Davidson County, Tennessee, dated August 16, 2007 and recorded on August 17, 2007.

Being the same property conveyed to Donia Lisa Aker, an unmarried person by Quitclaim Deed from Dan S. Robinson, a single person of record in Instrument No. 20240223-0012512 Register's Office for Davidson County, Tennessee, dated July 09, 2021 and recorded on February 23, 2024.

This is improved property known as **1421 Mohawk Trail, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of July, 2025.

Donia Lisa Aker

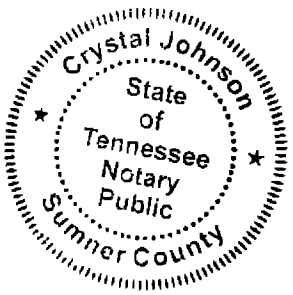
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Donia Lisa Aker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of July, 2025.

Notary Public
My Commission Expires: 4/22/2029

Lenders Title Company File No. 25-000982-626



Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/11/25.

Affiant Signature

7/11/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 11 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028